

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 17AA 143614

Sub Treasury Office Vasai

Sub-Treasury Officer, Vasai.
20 MAR 2023
Sub-Treasury Officer, Vasai.
2013/2023

NOTARY FIROZ AHMED SHAIKH Greater Mumbai Maharashtra Regn. No. 10354 GOVERNMENT OF INDIA

NOTARY FIROZ AHMED SHAIKH GREATER MUMBAI STATE OF MAHARASHTRA Reg No 10354 Exp Date 29/09/2023 GOVT. OF INDIA

Sr No 508/2023
Date 27-5-2023

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Pratik Manilal Diwani, promoter of the proposed project Om Makarand Heights duly authorized by the promoter of the proposed project, vide its authorization dated 11-05-2023;

I, Pratik Manilal Diwani promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For D D INFRA

Partner

जोडपत्र-2/ Annexture-II

दस्ताचा प्रकार / अनुच्छेद क्रमांक	
दस्तऐवज नोंदणी आकार आहे का ?	
नोंदणी केलेल्या अस्तित्वात नसलेल्या मिळकतीचे वर्णन	
मिळकतीचे वर्णन	
कार्यालय क्षेत्राचे	
मुद्रांक विक्रेता परवाना	
दुय्यम	
हाती	
मुद्रांक	
मुद्रांक	
मुद्रांक	
मयुरी आर शेठी	
नुर्वीज रोड, दुय्यम	

D D INFRA
B-515, Kanara Business Center,
Ghatkopar-Andheri Link Road,
Ghatkopar - East, Mumbai - 75.

21 MAR 2023

4849

NOTARY
FIROZ AHMED SHAIKH
GREATER MUMBAI
STATE OF MAHARASHTRA
Reg. No. 10354
Exp Date 29/09/2023
GOVT. OF INDIA

1. That promoter has a legal title to the land on which the development of the project is proposed
OR
AND
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

Those details of encumbrances _____N.A._____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by the promoter is 31-12-2026.

4. i. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For D D INFRA

Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 27th day of May,2023.

For D D INFRA

Partner

Deponent

BEFORE ME

27-5-2023

FIROZ A. SHAIKH
NOTARY GOVT. OF INDIA
Room No.2, Akhtari Begam Chawl,
Marol Pipe Line,Andheri (E), Mumbai-59,
Mobile No. 982143 6936

Sr No 508/2023

Date 27-5-2023